

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
E/S Greenspring Avenue, 50' S of the c/l of Valley Park Drive  
3rd Election District \* ZONING COMMISSIONER  
2nd Councilmanic District \* OF BALTIMORE COUNTY

DIA Greenspring Avenue, Inc., Case No. 91-285-X  
General Partner - Diversified  
Greenspring Avenue Ltd. Part. -  
Petitioners \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to Section 1801.3A.7.b.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), a special exception to permit 72 condo units in four two and one-half story garden buildings in lieu of 80 condo units in two mid-rise buildings, and to amend Sheets 3 and 4 of the Second Amended Partial Development Plan and Sheet 5 of the First Amended Partial Development Plan of Greenspring East, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Ellwood A. Sinsky, Vice President, DIA Greenspring Avenue, Inc., appeared and testified. Also appearing on behalf of the Petition was Peter McDonnell, Engineer with KCW Consultants, Inc. Appearing as Protestants in the matter were Bill Flax and Gary Freedman.

Testimony indicated that the subject property, known as Section 4 of Greenspring East, consists of 5.21 acres more or less zoned D.R. 3.5 and is proposed for development as condominiums. Petitioners are desirous of changing the "building type" of the proposed structures from two elevator-type buildings to four three-story low-rise garden-type condominium buildings. Testimony indicated that Petitioners' request received CRG approval on December 6, 1990. Petitioners' request also received approval by the Baltimore County Planning Board at its meeting on November 15, 1990 (see attached November 16, 1990 letter). Petitioners testified that the

requested change will result in a reduction in structure height and overall density of the property. Testimony indicated that extensive landscaping will be provided on the subject property in an effort to meet the concerns of the Protestants and to comply with the requirements of the Baltimore County Landscape Manual. Petitioner further indicated that the requested relief is consistent with the requirements of Section 502.1 of the B.C.Z.R. and is otherwise consistent with the spirit and intent of the B.C.Z.R.

Appearing as Protestants/Interested Parties were Bill Flax and Gary Freedman. Testimony presented essentially communicated their concerns regarding the traffic and parking impact as a result of the proposed change. Mr. Flax indicated that they have reached an acceptable agreement with Petitioners regarding landscaping and do not oppose the requested relief so long as said landscaping is provided.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 3.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

cial exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of April, 1991 that the Petition for Special Exception to permit 72 condo units in four two and one-half story garden buildings in lieu of 80 condo units in two mid-rise buildings, and to amend Sheets 3 and 4 of the Second Amended Partial Development Plan and Sheet 5 of the First Amended Partial Development Plan of Greenspring East, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall provide a landscape plan to the Deputy Director of the Office of Planning for approval prior to the issuance of any permits. A copy of the approved landscape plan shall be submitted to this Office for inclusion in the case file.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING  
Date 4/3/91  
By JRH

ORDER RECEIVED FOR FILING  
Date 4/3/91  
By JRH

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By JRH

ORDER RECEIVED FOR FILING  
Date 4/3/91  
By JRH

#### PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for 72 condo units in 4 two & half story garden buildings in lieu of 80 condo units in two mid-rise buildings and to amend Sheets 3 and 4 of the Second Amended Partial Development Plan and Sheet 5 of the First Amended Partial Development Plan of "Greenspring East". See Attached.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Ellwood A. Sinsky, Vice President  
(Type or Print Name)

DIA Greenspring Ave., Inc., General Partner of Diversified-Greenspring Ave

Signature: *[Signature]*  
(Type or Print Name)

Address: 2416 Velvet Valley Way  
City and State: Owings Mills, Md. 21117

Signature: *[Signature]*  
(Type or Print Name)

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Signature: *[Signature]*  
(Type or Print Name)

Address: 2416 Velvet Valley Way  
City and State: Owings Mills, Md. 21117

Douglas L. Kennedy, P.E.  
William K. Woody, L.S.

KCW Consultants, Inc.  
Civil Engineers and Land Surveyors  
1777 Reisterstown Road  
Commerce Suite 175  
Baltimore, Maryland 21208  
(301) 484-0894 / 484-0963

John M. Cosarquis, L.S. (Ret.)



#### GREENSPRING EAST, SECTION 4 - ZONING DESCRIPTION

BEGINNING at a point on the East side of Greenspring Avenue, 80 feet wide, at a distance of 50 feet South of the centerline of Valley Park Drive, variable width; thence leaving said point of beginning and binding on the South side of Valley Park Drive the nine following courses and distances: (1) North 45 degrees 45 minutes 19 seconds East 14.14 feet; thence, (2) South 89 degrees 14 minutes 41 seconds East 100.00 feet; thence, (3) by a curve to the left having a radius of 171.55 feet, an arc length of 72.27 feet and a chord bearing North 78 degrees 41 minutes 10 seconds East 71.74 feet; thence, (4) by a curve to the right having a radius of 171.55 feet, an arc length of 72.27 feet and a chord bearing North 78 degrees 41 minutes 10 seconds East 71.74 feet; thence, (5) South 89 degrees 14 minutes 41 seconds East 49.49 feet; thence, (6) by a curve to the right having a radius of 525.00 feet, an arc length of 96.16 feet and a chord bearing South 93 degrees 59 minutes 51 seconds East 96.03 feet; thence, (7) North 78 degrees 45 minutes 00 seconds West 101.75 feet; thence (8) by a curve to the left having a radius of 625.00 feet, an arc length of 219.09 feet and a chord bearing South 88 degrees 47 minutes 33 seconds East 217.97 feet; thence (9) North 81 degrees 09 minutes 55 seconds East 262.00 feet; thence leaving said the South side of said Valley Park Drive and running six following courses and distances: (10) South 10 degrees 53 minutes 07 seconds East 161.24 feet; thence, (11) South 65 degrees 00 minutes 00 seconds West 274.04 feet; thence, (12) North 82 degrees 32 minutes 44 seconds West 453.66 feet; thence, (13) West 122.00 feet; thence, (14) North 20.00 feet; thence, (15) West 116.93 feet to the point on the East side of Greenspring Avenue, 80 feet wide; thence binding on the East side of Greenspring Avenue the two following courses and distances: (16) by a curve to the right having a radius of 7581.97 feet, an arc length of 12.53 feet and a chord bearing North 00 degrees 42 minutes 29 seconds East 12.53 feet; thence, (17) North 00 degrees 45 minutes 19 seconds East 172.79 feet to the point of the beginning, containing 5.21 acres more or less.

BEING that parcel of land designated as "Parcel 'A' for future development" as shown on a plat entitled "Second Amended Section 2, Plat 1, Greenspring East", which plat is recorded among the Land Records of Baltimore County in Platbook S.M. 61, Folio 33.

#228

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: 2-21-91  
Posted for: Special P.C. Caption  
Petitioner: DIA Greenspring Avenue, Inc.  
Location of property: 175 of Greenspring Avenue, 50' S of the c/l of Valley Park Drive  
Location of Sign: East side of Greenspring Avenue on front of subject property  
Remarks:  
Posted by: J. Robert Haines Date of return: 2-22-91  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-21-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-14-1991

THE JEFFERSONIAN,

*S. Zeke Nelson*  
Publisher

\$42.21

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County will hold a public hearing on the proposed Special Exception to the Zoning Regulations of Baltimore County, to be held at 111 W. Chesapeake Avenue in Towson, Maryland at 10:00 a.m. on April 3, 1991 at 10:00 a.m.

Case number: 91-285-X  
E/S Greenspring Avenue 50' S of c/l of Valley Park Drive 3rd Election District 2nd Councilmanic District  
Petitioner: DIA Greenspring Ave, Inc.  
General Partner of Diversified-Greenspring Avenue  
Hearing Date: Wednesday, May 13, 1991 at 10:00 a.m.  
Special Exception: for 72 condo units in 4 two & half story garden buildings in lieu of 80 condo units in two mid-rise buildings and to amend sheets 3 and 4 of the Second Amended Partial Development Plan and Sheet 5 of the First Amended Partial Development Plan of "Greenspring East".

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
20085 P.O. Box 14

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

April 3, 1991

887-3353

Ellwood A. Sinsky, Esquire  
2416 Velvet Valley Way  
Owings Mills, Maryland 21117

RE: PETITION FOR SPECIAL EXCEPTION  
E/S Greenspring Avenue, 50' S of the c/l of Valley Park Drive  
(Greenspring East, Section 4)  
3rd Election District - 2nd Councilmanic District  
DIA Greenspring Avenue, Inc., et al - Petitioners  
Case No. 91-285-X

Dear Mr. Sinsky:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Mr. Bill Flax  
27 Willwood Court, Owings Mills, Md. 21117

Mr. Gary Freedman  
2830 Quarry Heights Way, Owings Mills, Md. 21117

People's Counsel

File

ORDER RECEIVED FOR FILING  
Date 4/3/91  
By JRH

S.C.O. No. 1

(over)

*JRH* 11/30/90  
and anytime  
est time - 45 min to 1 hr.



**Tickets for  
Click Screening**

Tickets for the "Click" March 17th screening of "The Outside" can be purchased at Baltimore Hebrew Congregation offices every Sunday morning from 11 a.m. to noon. For more info, call 521-5905.

**School Night  
With Blast**

The Baltimore Dept. of Health's Health Promotion Unit is offering a special School Night with the Baltimore Blast on Mon., Feb. 18. All children, including middle and high school students, as well as their families and friends, are invited to attend. Game time is 7:15 p.m. and tickets cost \$1. To purchase tickets, call Frank Lowe at 887-1555. No tickets will be sold on the night of the game.

**Loyola Catalogue  
Now Available**

A catalogue for the Professional Development program offered at Loyola College is now available. To request a copy, call 542-5100 or come by the Office for Professional Development in Loyola - Wilmerswood Towers, 4501 N. Charles St.

**JFS Program on  
Intermarriage**

A discussion program for interfaith couples, Raising Jewish Children, will be offered by the Program on Intermarriage, a joint program of the Baltimore Board of Rabbis and the Jewish Family Services. It is geared for couples who have decided to raise their children as Jews. The workshop is scheduled for Mondays, March 1 & 11 from 8:30 a.m. to 11:30 a.m. There is an \$18 per couple fee for the workshop. Space is limited and pre-registration is required by Feb. 21. For info, or to make a reservation, call 106-9200, ext. 214.

**Legal Notice**

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-285-X  
E/S Greenspring Avenue, 50' S of c/l Valley Park Drive  
3rd Election District - 2nd Councilmanic  
Petitioner(s): DIA Greenspring Ave., Inc., General Partner of Diversified Greenspring Avenue Limited Partnership  
Hearing: Wednesday, March 13, 1991 at 10:00 a.m.

Special Exception for 72 condo units in 4 two and one-half story garden buildings in lieu of 80 condo units in two mid-rise buildings; and to amend sheet #1 and #4 of the Second Amended Partial Development Plan and sheet #5 of the First Amended Partial Development Plan of "Greenspring East".

J. Robert Haines  
Zoning Commissioner of Baltimore County

## Music

**The Concert**  
Baltimore will feature Walters on Sun., p.m. in a concert of music of Mozart in mission to the \$7.50-\$6 for men & seniors (free for younger). (628-002)

**The Catholic**  
A social group for Catholics are free to marry in Church, will hold Valentine's Day at Holiday Inn, Crofton, Fri., Feb. 15 at 7 p.m. (666-5794)

**EASY-B**  
NORTHWEST PIKEVILLE

**LEGAL NOTICE**

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-285-X  
E/S Greenspring Avenue, 50' S of c/l Valley Park Drive  
3rd Election District - 2nd Councilmanic  
Petitioner(s): DIA Greenspring Ave., Inc., General Partner of Diversified Greenspring Avenue Limited Partnership  
Hearing: Wednesday, March 13, 1991 at 10:00 a.m.

Special Exception for 72 condo units in 4 two and one-half story garden buildings in lieu of 80 condo units in two mid-rise buildings; and to amend sheet #1 and #4 of the Second Amended Partial Development Plan and sheet #5 of the First Amended Partial Development Plan of "Greenspring East".

J. Robert Haines  
Zoning Commissioner of Baltimore County

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikeville, Baltimore County, Maryland before the 14th day of 19 91

the first publication appearing on the 13th day of Feb., 19 91

the second publication appearing on the 14th day of Feb., 19 91

the third publication appearing on the 15th day of Feb., 19 91

THE NORTHWEST STAR

Manager *J. Seiler*

Cost of Advertisement \$200

**Baltimore County  
Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001 6150  
Number

Date

Cashier Validation

**receipt**

Please Make Checks Payable To: Baltimore County

**Baltimore County  
Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001 6150  
Number

Date

Cashier Validation

**rece**

91-285

Please Make Checks Payable To: Baltimore County

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 2/26/91

Ellwood A. Sinsky, Esq.  
2416 Velvet Valley Way  
Owings Mills, Maryland 21117

RE:  
Case Number: 91-285-X  
E/S Greenspring Avenue, 50' S of c/l Valley Park Drive  
3rd Election District - 2nd Councilmanic  
Petitioner(s): DIA Greenspring Ave., Inc., General Partner of Diversified Greenspring Avenue Limited Partnership  
Hearing: Wednesday, March 13, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 9121 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 28, 1991

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-285-X  
E/S Greenspring Avenue, 50' S of c/l Valley Park Drive  
3rd Election District - 2nd Councilmanic  
Petitioner(s): DIA Greenspring Ave., Inc., General Partner of Diversified Greenspring Avenue Limited Partnership  
Hearing: Wednesday, March 13, 1991 at 10:00 a.m.

Special Exception for 72 condo units in 4 two and one-half story garden buildings in lieu of 80 condo units in two mid-rise buildings; and to amend sheet #1 and #4 of the Second Amended Partial Development Plan and sheet #5 of the First Amended Partial Development Plan of "Greenspring East".

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: Ellwood A. Sinsky, Esq.

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

February 21, 1991

Ellwood A. Sinsky, Esquire  
2416 Velvet Valley Way  
Owings Mills, MD 21117

RE: Item No. 228, Case No. 91-285-X  
Petitioner: DIA Greenspring Ave., et al  
Petition for Special Exception

Dear Mr. Sinsky:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 987-3391.

Very truly yours,  
*James S. Haines*  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 19th day of December, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
*James S. Haines*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: DIA Greenspring Ave., Inc., et al  
Petitioner's Attorney: Ellwood A. Sinsky

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: J. Robert Haines  
Zoning Commissioner

DATE: January 3, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Ellwood A. Sinsky, Item No. 228

In reference to the Petitioner's request, staff offers no comments. This property received CRG approval on December 6, 1990 (see III-303).

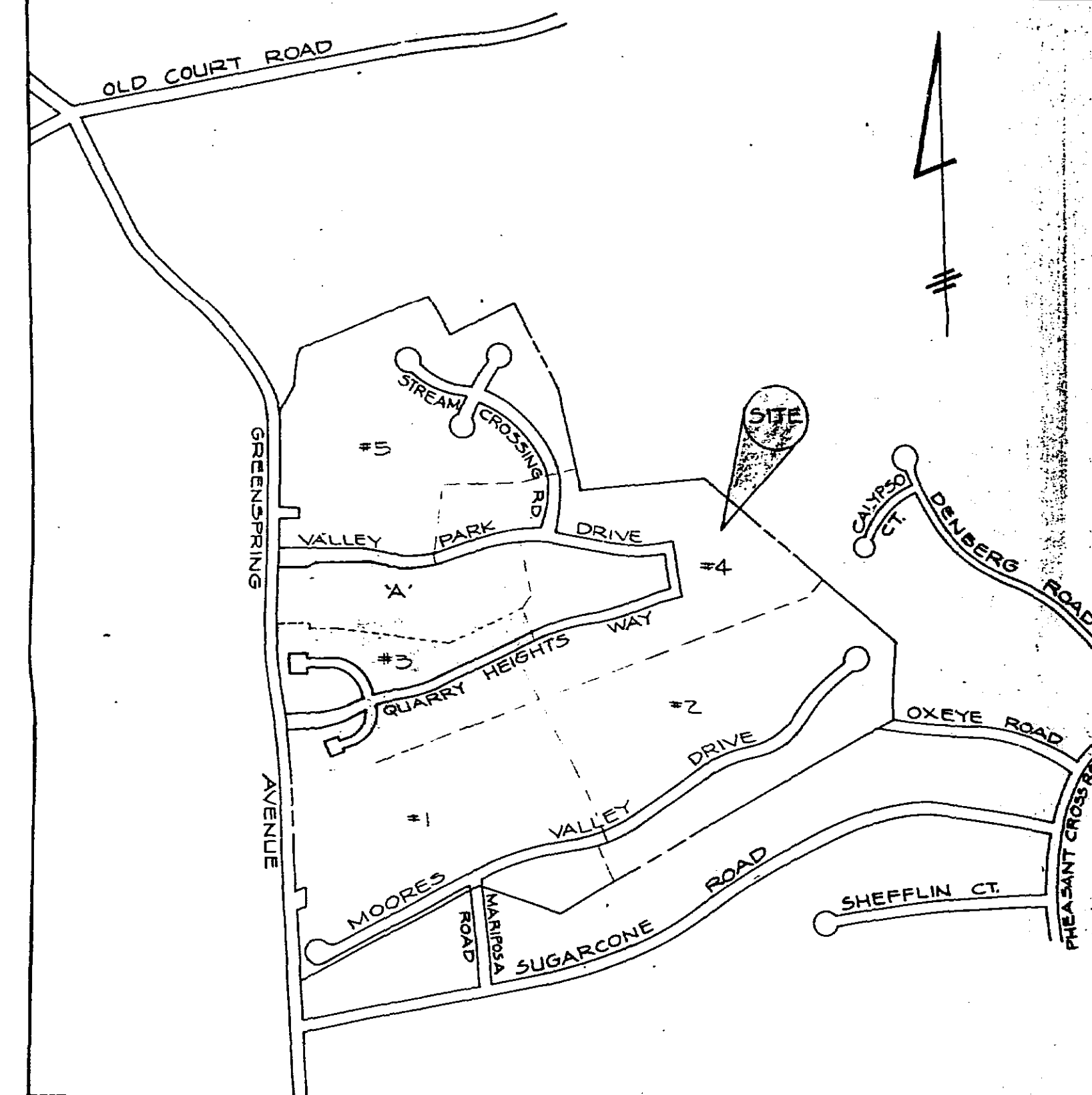
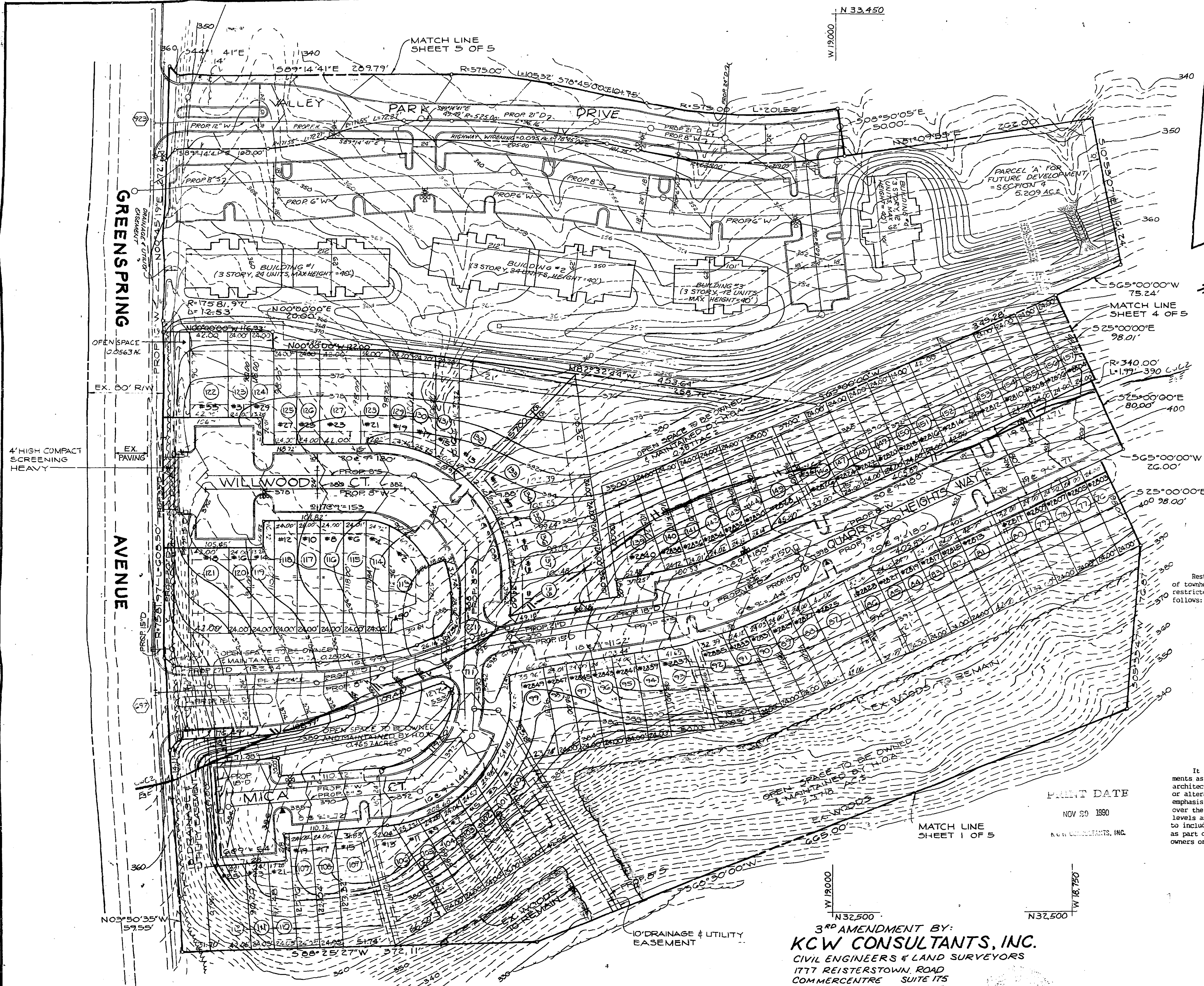
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM228/ZAC1

**received**  
1/9/91







VICINITY MAP  
SCALE: 1"=500'

The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home. The dimensioned boundaries of the "Provisory Section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan including the "Provisory Section" must be approved in accordance with Section 1801.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineered plans however, it is intended to establish: the final location, height, use and density of buildings or their envelopes to within 25 feet of their engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drive to the extent possible so as to coincide with their final or permanent improvements, and other pertinent amenities.

- Restrictive measures to be imposed by developer. The rear yards of townhouses located in the existing steep-sloped areas shall be restricted by binding covenants and the final development plan as follows:
- Dwellings permitted without to the surface at the lowest level shall be limited to a patio area not to exceed 20 feet from the building face. Such patio shall be constructed only with a semi-permeable surface in the nature of brick or decorative block set on a pervious base. The balance of the rear yard shall be limited to vegetative cover.
  - Dwellings permitting only a walkout deck at the lowest level shall be limited to a deck not to exceed 20 feet from the building face. Such deck shall be constructed of redwood or treated lumber permitting water to drain thru the decking onto a stone or gravel area beneath to allow infiltration and prevent erosion. The balance of the rear yard shall be limited to vegetative cover.
  - Impervious additions to 1 or 2 above shall be prohibited.
  - Above or below grade swimming pools, sheds, storage lockers, or other impervious or unsightly accessory structures shall be prohibited.
- It is the intent of the developer to install all rear yard improvements as a component of original construction and as an element of its architectural scheme. These shall be restricted to prevent additions or alterations to the rear facade of the townhouses with particular emphasis on forbidding porches, decks, canopies, and/or permanent roofing over the patios and decks. The developer reserves the right to include upper level open areas adjacent to the townhouse building as part of the original architecture which may not be changed by future owners or occupants.

DENSITY CALCULATIONS			
	THIS SHEET	THIS SHEET	TOTAL
GROSS AREA	5,209 AC.	14,056 AC.	91,911 AC.
HIGHWAY DEDICATION	0.095 AC.	0.648 AC.	1,627 AC.
NET AREA	5,114 AC.	13,408 AC.	90,284 AC.
ZONING	3.5	3.5	DE 3.5 = 81,260 AC.
LOTS PERMITTED	25, 5,209	35, 14,056	DE 3.5 = 81,260 AC.
LOTS PROPOSED	72	82	302
GROSS DENSITY	72 ÷ 5,209	82 ÷ 14,056	302 ÷ 91,911 = 3.29
NET DENSITY	72 ÷ 5,114	82 ÷ 13,408	302 ÷ 90,284 = 3.35
OPEN SPACE REQUIRED	72 × 650 SF = 46,800 SF	82 × 650 SF = 53,300 SF	302 × 650 SF = 197,300 SF
OPEN SPACE PROPOSED	0.00	2.37 AC.	23,902 AC.
PARKING SPACES REQUIRED	72 × 215 = 15,540	82 × 215 = 17,630	302 × 215 = 65,030
PARKING SPACES PROPOSED	155	221	718

ENGINEERS - SURVEYORS - LAND PLANNERS  
**W. DUVAL & ASSOCIATES, INC.**  
530 EAST JOPPA ROAD  
TOWSON, MARYLAND 21204  
(301) 583-9571

OWNER/DEVELOPER  
DIVERSIFIED-GREENSPRING AVENUE LIMITED PARTNERSHIP  
GENERAL PARTNER-D.I.A. GREENSPRING AVENUE, INC.  
2416 VELVET VALLEY WAY  
OWINGS MILLS, MARYLAND 21117  
(301) 563-6444

3<sup>RD</sup> AMENDMENT BY:  
**KCW CONSULTANTS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCENTRE SUITE 175  
BALTIMORE, MARYLAND 21208  
TELE. NO. (301) 484-0894

REASONS FOR 1ST AMENDMENT (10-20-87):  
1. ROAD ALIGNMENT & GRADING.  
2. OWNER/DEVELOPER  
REASONS FOR 2<sup>ND</sup> AMENDMENT (9-11-88):  
1. VIDE R/W 1050'  
2. ADJUST END UNIT LOT SIZES  
3. NO LOTS SOLD WITHIN 300' OF REVISIONS  
REASON FOR 3<sup>RD</sup> AMENDMENT (11-6-90):  
1. REVISE LAYOUT OF PARCEL "A"

DATE OF APPROVED C.R.S. 6-12-86 AMENDED  
3<sup>RD</sup> AMENDED  
PARTIAL DEVELOPMENT PLAN  
**GREENSPRING EAST**  
3<sup>RD</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1"=50' DATE: MAY 13, 1987  
SHEET 3 OF 5

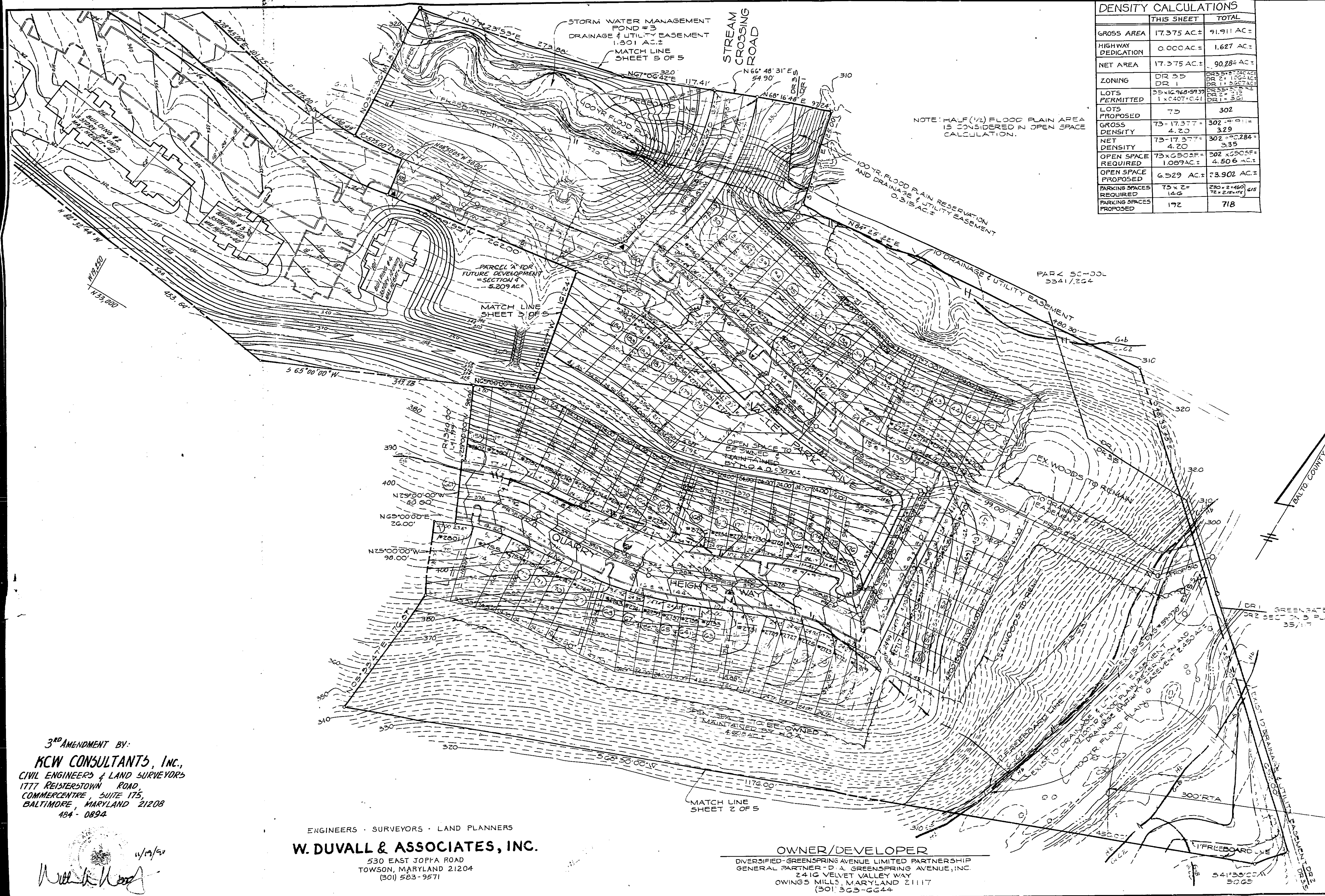
OFFICE OF PLANNING AND ZONING  
APPROVED  
DIRECTOR OF PLANNING  
ZONING COMMISSION

91-285-X

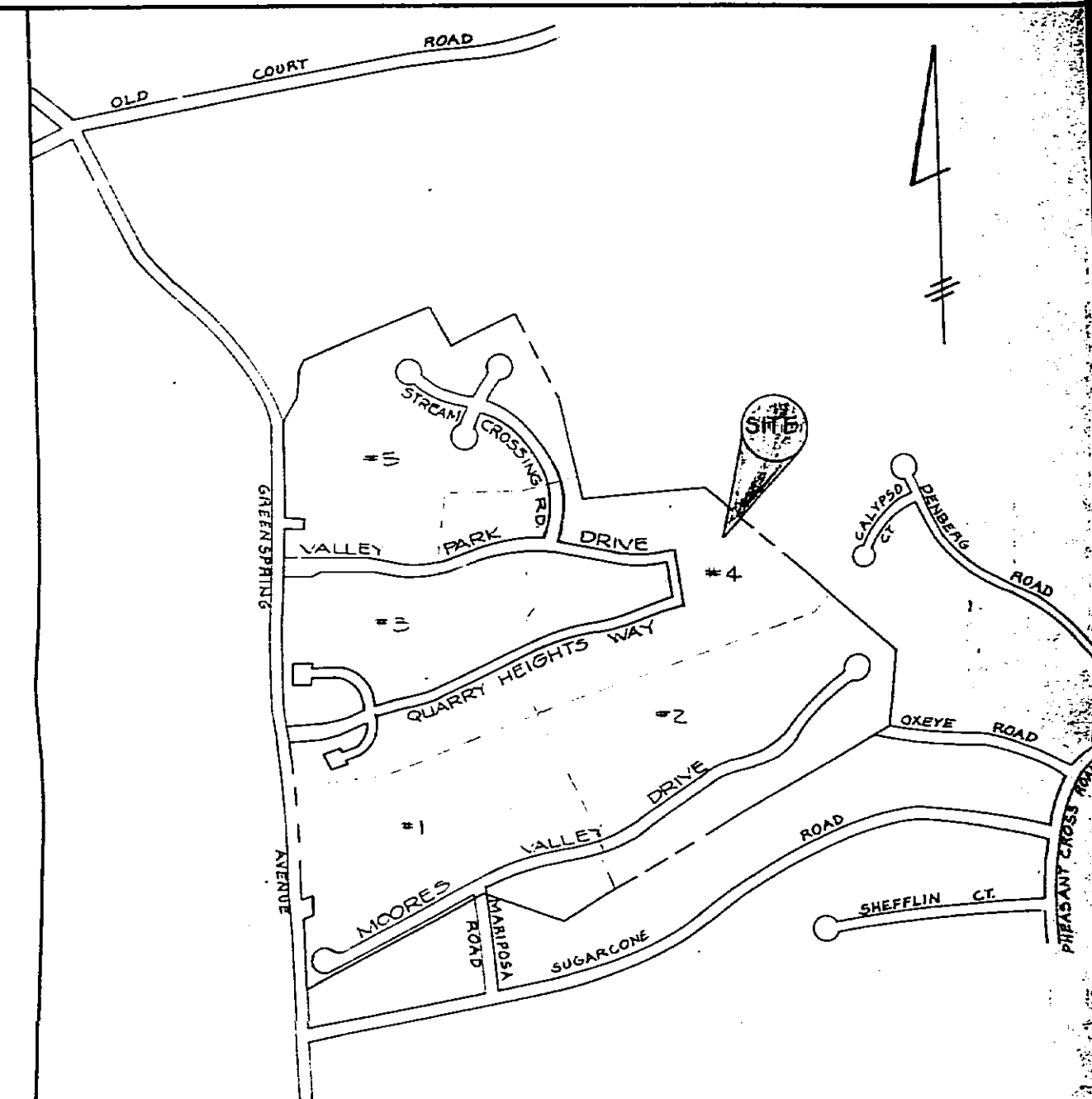
PETITIONER'S  
EXHIBIT 1

91-285X





DENSITY CALCULATIONS		
	THIS SHEET	TOTAL
GROSS AREA	17.375 AC±	91.911 AC±
HIGHWAY DEDICATION	0.000 AC±	1.627 AC±
NET AREA	17.375 AC±	90.284 AC±
ZONING	DR 2.5	DR 2.5
LOTS PERMITTED	35 x 126.66-59.33 1 x 1207'-0" x 117'-0"	35 x 126.66-59.33 DR 2.5 DR 2.5
LOTS PROPOSED	73	302
GROSS DENSITY	73 ÷ 17.375 =	302 ÷ 91.911 =
NET DENSITY	73 ÷ 17.375 =	302 ÷ 90.284 =
OPEN SPACE REQUIRED	73 x 0.5035 =	302 x 0.5035 =
OPEN SPACE PROPOSED	6.529 AC±	73.902 AC±
PARKING SPACES REQUIRED	73 x 2 =	302 x 2 =
PARKING SPACES PROPOSED	172	718



VICINITY MAP  
SCALE: 1"=500'

REASON FOR 3<sup>RD</sup> AMENDMENT (11-6-80)  
REVISE LAYOUT OF PARCEL 'A'

- Measures to prevent soil erosion or sloughing both during and following construction:
- Maryland Department of Natural Resources and Baltimore County Soil Conservation District standards shall be adhered to in compliance with detailed grading and sediment control plans to be approved by the Baltimore County Soil Conservation District.
  - Sediment shall be contained at the edge of the disturbed area abutting the steep slopes by a double-staked silt fence.
  - Pending construction of dwellings, all disturbed areas adjacent to the steep slopes shall be seeded and mulched to produce a quick growing groundcover during the growing season or mulched and tacked if not during the growing season in accordance with Baltimore County Soil Conservation District specifications.
  - Grading and development adjacent to the steep slopes shall be done so as to sheet and not concentrate runoff flows. Splash blocks shall be provided at all gutter downspouts so as to begin sheeting close to the rear of the cottages and to avoid concentrated flows at and onto the steep slopes.
  - All steep-sloped areas not disturbed will be maintained in present forested, vegetative cover.

DATE OF APPROVED C.B.S. C-12-86 AMENDED  
3<sup>RD</sup> AMENDED  
PARTIAL DEVELOPMENT PLAN  
**GREENSPRING EAST**  
3<sup>RD</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1"=50' DATE: MAY 13, 1987  
SHEET 4 OF 5

OFFICE OF PLANNING AND ZONING  
APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

REASONS FOR 1<sup>ST</sup> AMENDMENT (10-20-87):  
1. ROAD ALIGNMENT & GRADING  
2. OWNER/DEVELOPER  
REASONS FOR 2<sup>ND</sup> AMENDMENT (9-14-88):  
1. WIDEN ROAD TO 60'  
2. ADJUST END UNIT LOT SIZES  
3. NO LOTS SOLD WITHIN 300' OF REVISIONS

3<sup>RD</sup> AMENDMENT BY:  
**KCW CONSULTANTS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCENTRE, SUITE 175  
BALTIMORE, MARYLAND 21208  
410-0834

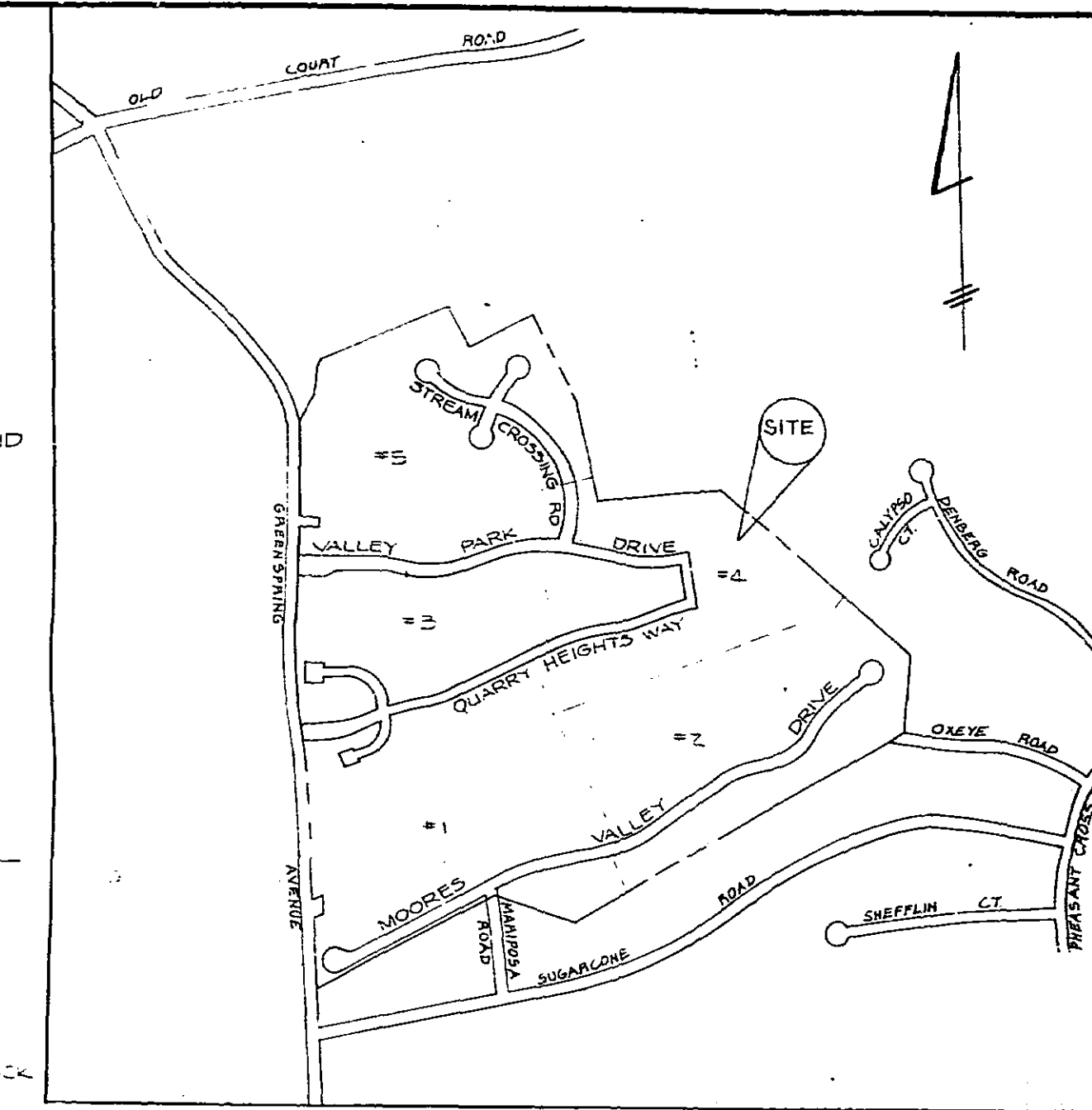
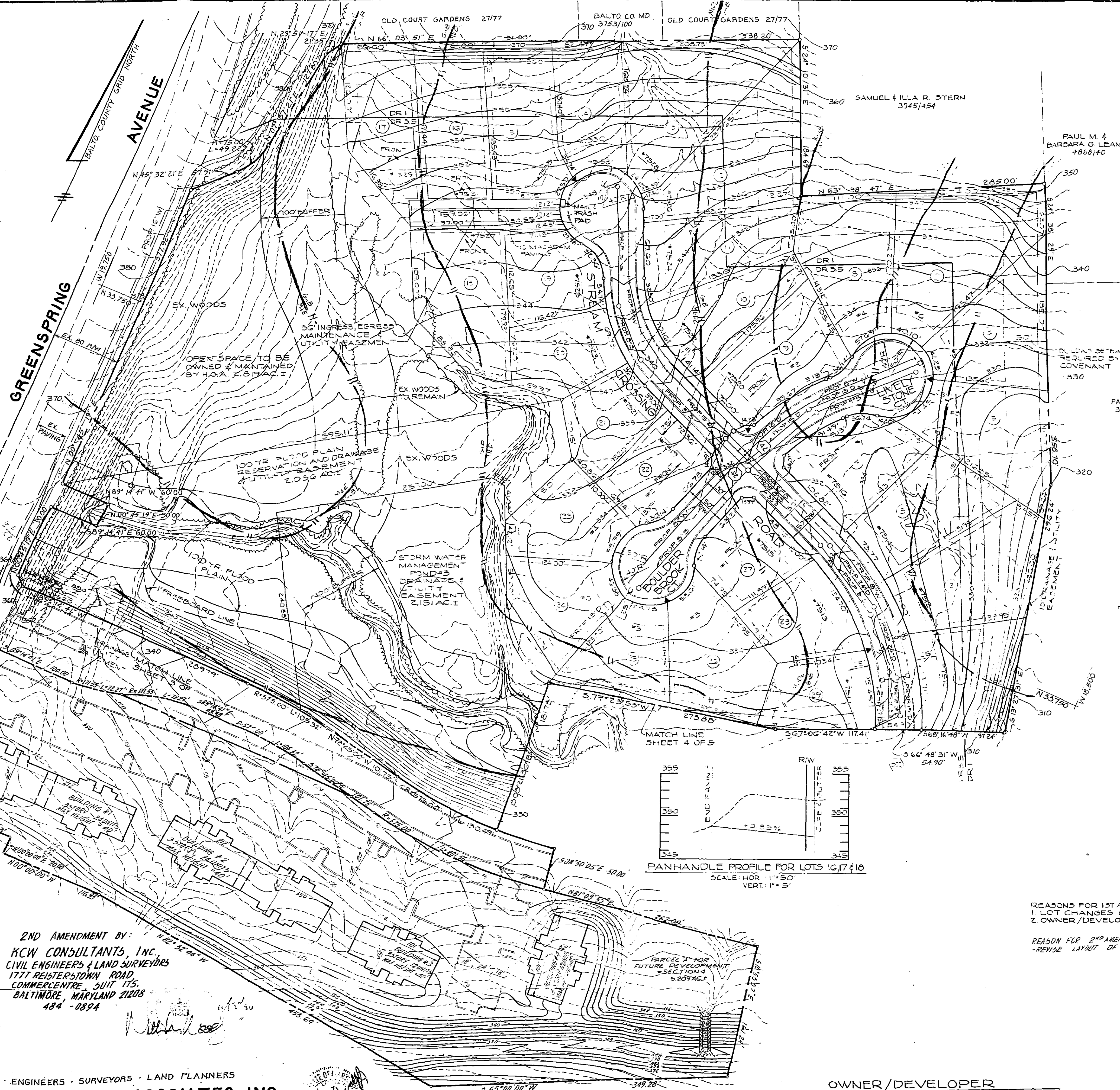
ENGINEERS · SURVEYORS · LAND PLANNERS  
**W. DUVALL & ASSOCIATES, INC.**  
530 EAST JOPPA ROAD  
TOWSON, MARYLAND 21204  
(301) 583-9571

OWNER/DEVELOPER  
DIVERSIFIED GREENSPRING AVENUE LIMITED PARTNERSHIP  
GENERAL PARTNER: D.A. GREENSPRING AVENUE, INC.  
2416 VELVET VALLEY WAY  
OWINGS MILLS, MARYLAND 21117  
(301) 363-6644

**PETITIONER'S  
EXHIBIT 2**

91-285X

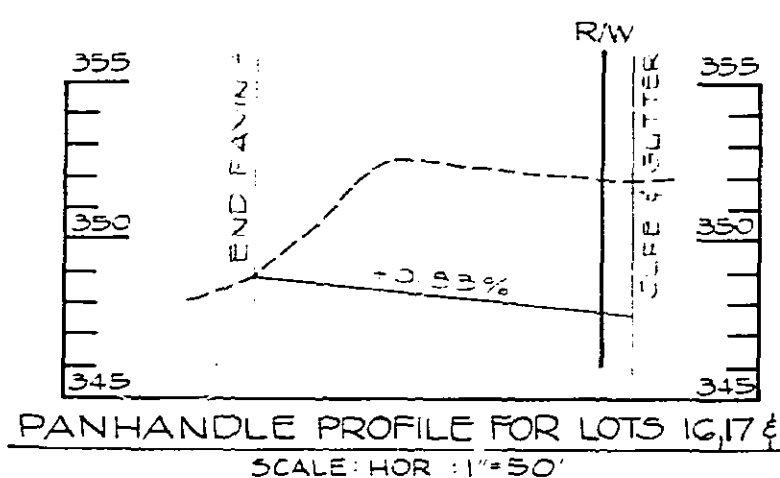




VICINITY MAP  
SCALE: 1"=500'

DENSITY CALCULATIONS		
	THIS SHEET	TOTAL
GROSS AREA	10.681 AC±	91.971 AC±
HIGHWAY DEDICATION	0.343 AC±	1.627 AC±
NET AREA	10.338 AC±	90.344 AC±
ZONING	DR 3.5	DR 3.5 (20-87)
LOTS PERMITTED	29	29
LOTS PROPOSED	29	302
GROSS DENSITY	2.9	3.3
NET DENSITY	2.9	3.3
OPEN SPACE REQUIRED	0.422 AC±	0.422 AC±
OPEN SPACE PROPOSED	0.837 AC±	0.837 AC±
PARKING SPACES REQUIRED	29	29
PARKING SPACES PROPOSED	58	718

NOTE: HALF (1/2) FLOOD PLAIN AREA IS CONSIDERED IN OPEN SPACE CALCULATION.



REASONS FOR 1ST AMENDMENT (2-20-87):  
1. LOT CHANGES & GRADING  
2. OWNER/DEVELOPER

REASON FOR 2ND AMENDMENT (11-6-90):  
REVISE LAYOUT OF PARCEL "A"

2ND AMENDMENT BY:  
KCW CONSULTANTS, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCIAL SUITE 175  
BALTIMORE, MARYLAND 21208  
484-0894

ENGINEERS - SURVEYORS - LAND PLANNERS  
W. DUVAL & ASSOCIATES, INC.  
530 EAST JOPPA ROAD  
TOWSON, MARYLAND 21204  
(301) 563-2571

OWNER/DEVELOPER  
DIVERSIFIED GREENSPRING AVENUE LIMITED PARTNERSHIP  
GENERAL PARTNER - D.I.A. GREENSPRING AVENUE, INC.  
2410 VELVET VALLEY WAY  
OWINGS MILLS, MARYLAND 21117  
(301) 363-6644

DATE OF APPROVED C.R.S. 6-12-86 AMENDED  
2ND AMENDED  
PARTIAL DEVELOPMENT PLAN  
GREENSPRING EAST  
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD  
SCALE: 1"=50'  
SHEET 5 OF 5  
DATE: MAY 15, 1987

OFFICE OF PLANNING AND ZONING  
APPROVED BY:  
DIRECTOR OF PLANNING DATE  
ZONING COMMISSIONER DATE

91-285X PETITIONER'S  
EXHIBIT 3